



**GRASSROOTS**  
REALTY GROUP

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**390050 RANGE ROAD 8-4**  
**Rural Clearwater County, Alberta**

**MLS # A2255719**



**\$659,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	RV Carport, Single Garage Attached		
<b>Lot Size:</b>	4.23 Acres		
<b>Lot Feat:</b>	Few Trees, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	Lagoon, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	4-39-8-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** starlink

Welcome to your own slice of the West Country! This beautifully renovated family home is perfectly set up for those who love both comfort and the outdoors. Surrounded by endless crown land and just minutes from the North Saskatchewan River, adventure is always at your doorstep. Inside, you'll appreciate the updates, including a brand-new furnace, hot water tank, central A/C, and a cozy wood-burning stove to keep you warm all winter long. The closed-in porch is the perfect spot to unwind with a coffee or glass of wine while taking in the peace and quiet. The property is equally impressive outside&mdash;featuring a fully fenced pasture, a small barn, a shop for all your projects, a great garden space, greenhouse, and generator hook-ups right from the main pole for added peace of mind. There is also a partially finished cabin for extra guest accommodations. Whether you're looking for space for animals, toys, or hobbies, this acreage checks all the boxes.